

EXHIBIT 1a.

COPY



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 120 • FAX (508) 839-4602
www.grafton-ma.gov
planningdept@grafton-ma.gov

PLANNING BOARD

APPLICATION FOR APPROVAL OF A MODIFIED DEFINITIVE PLAN

Application No. DP 2018-1 Modification # 2

APPLICANT & PROPERTY OWNER INFORMATION

NAME Bull Meadow, LLC
STREET 2 Rachel Road CITY/TOWN Boylston
STATE MA ZIP 01505 TELEPHONE 978-833-4747
NAME OF PROPERTY OWNER (if different) _____

Deed recorded in the Worcester District Registry of Deeds Book 35310 Page 78
53605 382

CONTACT INFORMATION

NAME Gordon Lewis
STREET 2 Rachel Road CITY/TOWN Boylston
STATE MA ZIP 01505 TELEPHONE 978-833-4747

PROJECT LOCATION:

STREET AND NUMBER 11 Appaloosa Drive, 109 Rear Adams Road, 94 Rear Old Westboro Road
ZONING DISTRICT R40 ASSESSOR'S MAP 110/31 LOT #(S) 100
110/31 123
110/32 5A

PROJECT/PLAN INFORMATION:

PLAN TITLE Estates at Bull Meadow Definitive Plan N. Grafton, MA 01536
PLAN DATED: June 10, 2016 REVISED THROUGH 9/20/2018
Deed recorded in the Worcester District Registry of Deeds (WDRD) Book 35310 Page 78
53605 382
Certificate of Plan Approval recorded in WDRD Book 57074 Page 1-22
PREPARED BY (Engineer) McCarty Engineering, Inc.
STREET 42 Jungle Road CITY/TOWN Leominster
STATE MA ZIP 01453 TELEPHONE 978-534-1318

RECEIVED
JAN - 9
PLANNING BOARD
GRAFTON, MA

The requested modification(s) is/are as follows (describe plan information, condition number(s), etc.)

The applicant is requesting a Modification of the original Site Plan Decision in accordance with Section 1.3.3.10 of the Grafton Zoning By-Law. The applicant would like to amend the definitive subdivision start of construction date. When the previous Modification to the Approved Subdivision was granted in November 2018, it was assumed that the permit duration was also extended as the language in the Decision states that "All construction shall be completed within 2 years of the date of plan endorsement". However upon closer review of the original and modified Decision, it was discovered that the language in the modified decision does not extend the permit duration. The subdivision is now under agreement and a permit extension is required for the new owner to construct the subdivision.

Town of Grafton
Application for Approval of a Modified Definitive Plan

Describe in detail the status of the project relative to construction of ways and municipal service (attach separate sheet).

This project is guaranteed by: N/A

Covenant _____ Bond _____ Passbook _____ Other _____

Provide all relevant information (document number, date, amount, purpose) of each instrument:

The undersigned's title to said land is derived from Deeds

by deed dated 2014 and recorded in the Worcester District Registry of Deeds Book 35,310, Page 74,
registered in the 2015 Worcester Registry District of Land Court, Certificate of Title No. 53,605, Page 382,
and said land is free of encumbrances except for the following: N/A

Any /all mortgages must assent / comment to this application) N/A

The undersigned hereby applies for the approval of said **MODIFIED DEFINITIVE** plan by the Board, and in furtherance thereof hereby agrees to abide by the Board's Rules and Regulations.

Applicant's Signature  Date: 1-6-20

Property Owner's Signature (if not Applicant) _____ Date: _____



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JAN - 9

**PLANNING BOARD
GRAFTON, MA**

TREASURER / COLLECTOR

Certificate of Good Standing

EXHIBIT 1b.

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Please check all that apply and indicate if permit(s) have been issued.

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<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input checked="" type="checkbox"/> Septic System	✓	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input checked="" type="checkbox"/> Conservation	✓	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input checked="" type="checkbox"/> Planning	✓	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Gordon Lewis

Petitioner Name

2 Rachel Road

Petitioner Address

Boylston, MA 01505

City, State, Zip

978-833-4747

Phone

Bull Meadow, LLC.

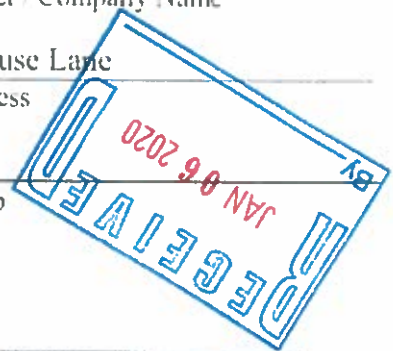
Property Owner / Company Name

1 Carriage House Lane

Property Address

Grafton, MA

City, State, Zip



Date:	Current	Delinquent	N/A
Real Estate	+		
Personal Property			×
Motor Vehicle Excise			×
Disposal			×
General Billing			×

Gordon Lewis

Treasurer / Collector Name (please print)

Susan Rogers

Treasurer / Collector Signature

01-06-20

Date



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Gordon Lewis

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2 Rachel Road

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City, State, Zip

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Phone

Bull Meadow, LLC.

Property Owner / Company Name

2 Carriage House Lane

Property Address

Grafton, MA

City, State, Zip



Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			X
Motor Vehicle Excise			X
Disposal			X
General Billing			X

Treasurer / Collector Name (please print)


Treasurer / Collector Signature

1-6-20
Date



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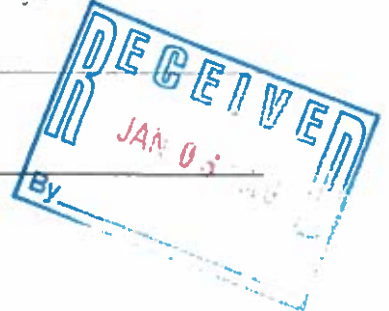
Property Owner / Company Name

3 Carriage House Lane

Property Address

Grafton, MA

City, State, Zip



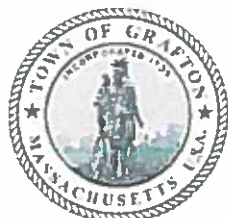
Date:	Current	Delinquent	N/A
Real Estate	×		
Personal Property			×
Motor Vehicle Excise			×
Disposal			×
General Billing			×

Treasurer / Collector Name (please print)

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Date

1-6-20



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Other Permit: _____

Gordon Lewis

Petitioner Name

2 Rachel Road

Petitioner Address

Boylston, MA 01505

City, State, Zip

978-833-4747

Phone

Bull Meadow, LLC.

Property Owner / Company Name

4 Carriage House Lane

Property Address

Grafton, MA

City, State, Zip



Date:	Current	Delinquent	N/A
Real Estate	X		
Personal Property			X
Motor Vehicle Excise			X
Disposal			X
General Billing			X

Treasurer / Collector Name (please print)

Treasurer / Collector Signature

Date



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<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Gordon Lewis

Petitioner Name

Bull Meadow, LLC.

Property Owner / Company Name

2 Rachel Road

Petitioner Address

5 Rear Carriage House Lane

Property Address

Boylston, MA 01505

City, State, Zip

Grafton, MA

City, State, Zip

978-833-4747

Phone

Date:	Current	Delinquent	N/A
Real Estate	X		
Personal Property			X
Motor Vehicle Excise			X
Disposal			X
General Billing			X

Treasurer / Collector Name (please print)

Treasurer / Collector Signature

1-06-20

Date



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Gordon Lewis

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Phone

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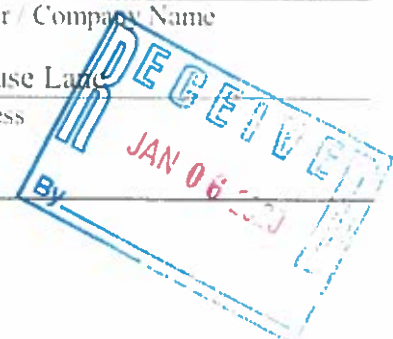
Property Owner / Company Name

6 Carriage House Lane

Property Address

Grafton, MA

City, State, Zip



Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			×
Motor Vehicle Excise			×
Disposal			×
General Billing			×

Treasurer / Collector Name (please print)

Treasurer / Collector Signature

1-6-20
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<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Gordon Lewis

Petitioner Name

Bull Meadow, LLC.

Property Owner / Company Name

2 Rachel Road

Petitioner Address

11 Appaloosa Drive

Property Address

Boylston, MA 01505

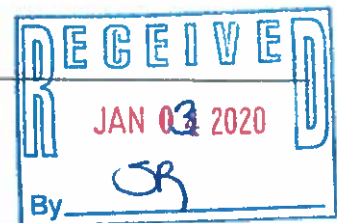
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Phone



Date:	Current	Delinquent	N/A
Real Estate	X		
Personal Property			X
Motor Vehicle Excise			X
Disposal			X
General Billing			X

Susan Rosen

Treasurer / Collector Name (please print)

Susan E. Rosen

Treasurer / Collector Signature

1-3-20

Date



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City, State, Zip

978-833-4747

Phone

Bull Meadow, LLC.

Property Owner / Company Name

11 Rear Appaloosa Drive

Property Address

Grafton, MA

City, State, Zip

Date:	Current	Delinquent	N/A
Real Estate	X		
Personal Property			X
Motor Vehicle Excise			X
Disposal			X
General Billing			X

Treasurer / Collector Name (please print)

Treasurer / Collector Signature

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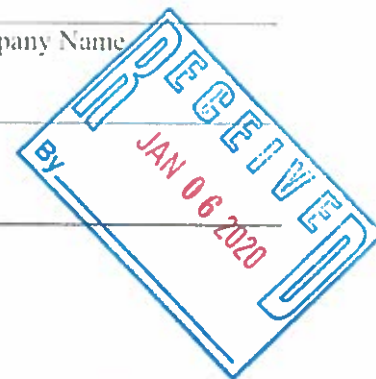
Property Owner / Company Name

12 Appaloosa Drive

Property Address

Grafton, MA

City, State, Zip



Date:	Current	Delinquent	N/A
Real Estate	X		
Personal Property			X
Motor Vehicle Excise			X
Disposal			X
General Billing			X

Treasurer / Collector Name (please print)

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Other Permit: _____

Gordon Lewis

Petitioner Name

Bull Meadow, LLC.

Property Owner / Company Name

2 Rachel Road

Petitioner Address

14 Appaloosa Drive

Property Address

Boylston, MA 01505

City, State, Zip

Grafton, MA

City, State, Zip

978-833-4747

Phone

Date:	Current	Delinquent	N/A
Real Estate	X		
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Motor Vehicle Excise			X
Disposal			X
General Billing			X

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<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

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Gordon Lewis
Petitioner Name

2 Rachel Road
Petitioner Address

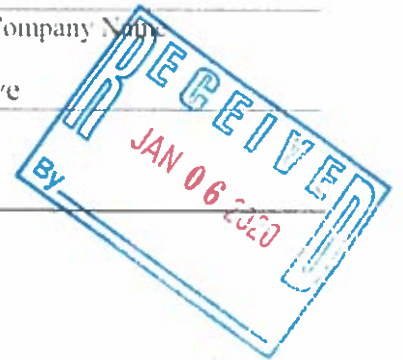
Boylston, MA 01505
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978-833-4747
Phone

Bull Meadow, LLC.
Property Owner / Company Name

16 Appaloosa Drive
Property Address

Grafton, MA
City, State, Zip



Date:	Current	Delinquent	N/A
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Personal Property			X
Motor Vehicle Excise			X
Disposal			X
General Billing			X

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City, State, Zip

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Phone

Bull Meadow, LLC.

Property Owner / Company Name

17 Appaloosa Drive

Property Address

Grafton, MA

City, State, Zip

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise			✓
Disposal			✓
General Billing			✓

Treasurer / Collector Name (please print)

Treasurer / Collector Signature

Date



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD

GRAFTON, MASSACHUSETTS 01519
Phone: (508) 839-5335 ext 1170 • FAX: (508) 839-4602
www.grafton-ma.gov

TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	✓	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	✓	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	✓	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Gordon Lewis

Petitioner Name

2 Rachel Road

Petitioner Address

Boylston, MA 01505

City, State, Zip

978-833-4747

Phone

Bull Meadow, LLC.

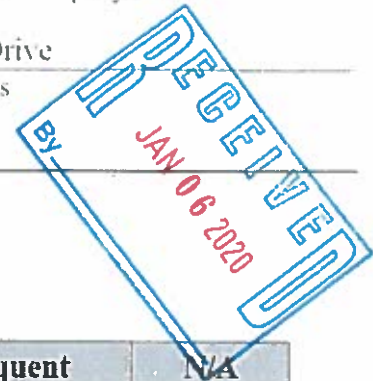
Property Owner / Company Name

18 Appaloosa Drive

Property Address

Grafton, MA

City, State, Zip



Date:	Current	Delinquent	NA
Real Estate	X		
Personal Property			X
Motor Vehicle Excise			X
Disposal			X
General Billing			X

Treasurer / Collector Name (please print)

Treasurer / Collector Signature

Date



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<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	✓	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	✓	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Gordon Lewis

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Petitioner Address

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City, State, Zip

978-833-4747

Phone

Bull Meadow, LLC.

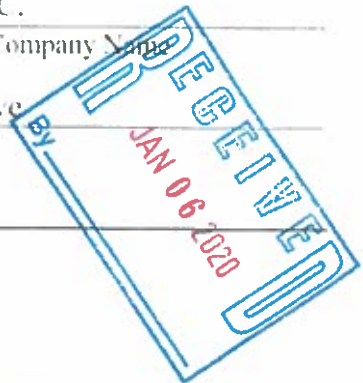
Property Owner / Company Name

19 Appaloosa Drive

Property Address

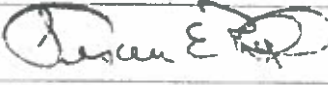
Grafton, MA

City, State, Zip



Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			X
Motor Vehicle Excise			X
Disposal			X
General Billing			X

Treasurer / Collector Name (please print)


Treasurer / Collector Signature

1-6-20
Date



TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD

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<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	✓	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	✓	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Gordon Lewis

Petitioner Name

2 Rachel Road

Petitioner Address

Boylston, MA 01505

City, State, Zip

978-833-4747

Phone

Bull Meadow, LLC.

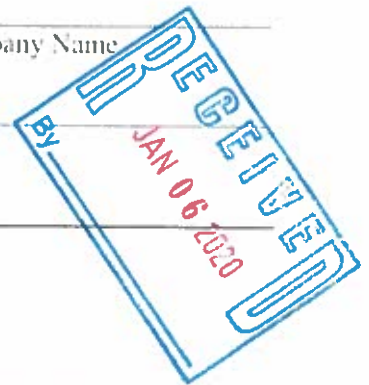
Property Owner / Company Name

20 Appaloosa Drive

Property Address

Grafton, MA

City, State, Zip



Date:	Current	Delinquent	N/A
Real Estate	+		
Personal Property			+
Motor Vehicle Excise			+
Disposal			+
General Billing			+

Treasurer / Collector Name (please print)


Treasurer / Collector Signature

1-6-20
Date



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<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	✓	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	✓	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Gordon Lewis
Petitioner Name

2 Rachel Road
Petitioner Address

Boylston, MA 01505
City, State, Zip

978-833-4747
Phone

Bull Meadow, LLC.
Property Owner / Company Name

21 Appaloosa Drive
Property Address

Grafton, MA
City, State, Zip



Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			X
Motor Vehicle Excise			X
Disposal			X
General Billing			X

Treasurer / Collector Name (please print)

Treasurer / Collector Signature

1-6-20
Date



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<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	✓	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	✓	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

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Phone

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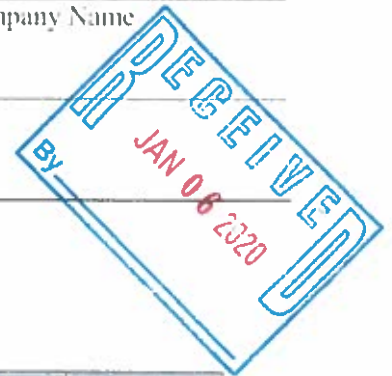
Property Owner / Company Name

23 Appaloosa Drive

Property Address

Grafton, MA

City, State, Zip



Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise			✓
Disposal			✓
General Billing			✓

Treasurer / Collector Name (please print)

Treasurer / Collector Signature

Date



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<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	✓	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	✓	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	✓	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Gordon Lewis

Petitioner Name

2 Rachel Road

Petitioner Address

Boylston, MA 01505

City, State, Zip

978-833-4747

Phone

Bull Meadow, LLC

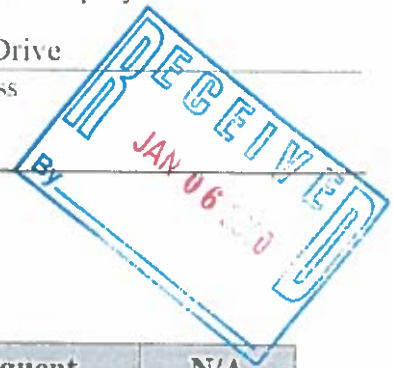
Property Owner / Company Name

25 Appaloosa Drive

Property Address

Grafton, MA

City, State, Zip



Date:	Current	Delinquent	N/A
Real Estate	+		
Personal Property			+
Motor Vehicle Excise			+
Disposal			+
General Billing			+

Treasurer / Collector Name (please print)

Treasurer / Collector Signature

Date

1/6/2020

RECEIVED

Bull Meadow LLC

JAN - 9

EXHIBIT 1c.

COPY

Tammy Kalinowski
Tammy Kalinowski, Office ManagerPLANNING BOARD
GRAFTON TOWN

PARCEL ID	LOCATION	OWNER 1	OWNER 2	ADDRESS	CITY	ST	ZIP	BK	PG
012.0-0000-0001.B	124 WESTBORO ROAD	MASSACHUSETTS DEVELOPMENT FINANCE AGENCY		99 HIGH STREET, 11TH FLOOR	BOSTON	MA	2110	57193	195
023.0-0000-0154.0	162 OLD WESTBORO ROAD	GRAFTON TOWN OF	CONSERVATION COMMISSION	30 PROVIDENCE ROAD	GRAFTON	MA	1519	47111	207
031.0-0000-0120.0	6 APPALOOSA DRIVE	PILLAI SASI KUMAR	PILLAI REVATHI APPUKUTTAN	6 APPALOOSA DRIVE	N GRAFTON	MA	1536	54310	354
031.0-0000-0121.0	8 APPALOOSA DRIVE	VALLURUPALLI TARAKESKIAR	VALLURUPALLI NALINI	8 APPALOOSA DRIVE	N GRAFTON	MA	1536	25095	244
031.0-0000-0122.0	10 APPALOOSA DRIVE	POTTER JOHN J		10 APPALOOSA DRIVE	N GRAFTON	MA	1536	39681	228
031.0-0000-0123.0	11 APPALOOSA DRIVE	BULL MEADOW LLC		2 RACHEL ROAD	BOYLSTON	MA	01505	34958	35
031.0-0000-0124.0	9 APPALOOSA DRIVE	DAHER AHMAD H	DAHER RANIA F	9 APPALOOSA DRIVE	N GRAFTON	MA	1536	38827	51
031.0-0000-0125.0	7 APPALOOSA DRIVE	BELSANTI LINDA M TRUSTEE	LINDA BELSANTI REVOCABLE TRUST	7 APPALOOSA DRIVE	N GRAFTON	MA	1536	53044	28
031.0-0000-0126.0	25 BRIDLE RIDGE DRIVE	ALEX PETER	ALEX SEDA	25 BRIDLE RIDGE DRIVE	N GRAFTON	MA	1536	26325	179
031.0-0000-0127.0	23 BRIDLE RIDGE DRIVE	SEZER UGUR	SEZER NEJLA	23 BRIDLE RIDGE DRIVE	N GRAFTON	MA	1536	43250	186
031.0-0000-0128.0	21 BRIDLE RIDGE DRIVE	ROCCO ERIC C & KATHLEEN M TRUSTEES	21 BRIDLE RIDGE DRIVE REALTY TRUS	21 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	57154	215
031.0-0000-0129.0	19 BRIDLE RIDGE DRIVE	TERSKI WILLIAM J	TERSKI ANGELA M	19 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	45743	70
031.0-0000-0212.0	41 BRIDLE RIDGE DRIVE	SILVEIRA JOAO		41 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	59476	297
031.0-0000-0213.0	39 BRIDLE RIDGE DRIVE	LE TUQUYEN	LE NAM	39 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	36657	323
031.0-0000-0214.0	37 BRIDLE RIDGE DRIVE	BROWN MICHAEL J	BROWN SUSAN D	37 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	51569	333
031.0-0000-0214.B	37 BRIDLE RIDGE DRIVE SIDE	GRAFTON TOWN OF		30 PROVIDENCE ROAD	GRAFTON	MA	01536	46659	180
031.0-0000-0215.0	35 BRIDLE RIDGE DRIVE	LETTERY JR GEORGE F	LETTERY SUZANNE J	35 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	60663	246
031.0-0000-0216.0	33 BRIDLE RIDGE DRIVE	GARDNER RONALD F	SULLICAN KATHERINE	33 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	61137	191
031.0-0000-0217.0	31 BRIDLE RIDGE DRIVE	TROPEANO GIOVANNI EUGENIO	TROPEANO LAUREN ANNE	31 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	57680	49
031.0-0000-0218.0	29 BRIDLE RIDGE DRIVE	DIPINTO LEONARD A	DIPINTO KATHLEEN T	29 BRIDLE RIDGE DRIVE	N GRAFTON	MA	01536	33478	370
031.0-0000-0235.0	12 APPALOOSA DRIVE	BULL MEADOW LLC		2 RACHEL ROAD	BOYLSTON	MA	01505	53605	382
031.0-0000-0236.0	14 APPALOOSA DRIVE	BULL MEADOW LLC		2 RACHEL ROAD	BOYLSTON	MA	01505	53605	382
031.0-0000-0237.0	16 APPALOOSA DRIVE	BULL MEADOW LLC		2 RACHEL ROAD	BOYLSTON	MA	01505	53605	382
031.0-0000-0238.0	18 APPALOOSA DRIVE	BULL MEADOW LLC		2 RACHEL ROAD	BOYLSTON	MA	01505	53605	382
031.0-0000-0239.0	20 APPALOOSA DRIVE	BULL MEADOW LLC		2 RACHEL ROAD	BOYLSTON	MA	01505	53605	382
031.0-0000-0240.0	25 APPALOOSA DRIVE	BULL MEADOW LLC		2 RACHEL ROAD	BOYLSTON	MA	01505	53605	382
031.0-0000-0241.0	23 APPALOOSA DRIVE	BULL MEADOW LLC		2 RACHEL ROAD	BOYLSTON	MA	01505	53605	382
031.0-0000-0242.0	21 APPALOOSA DRIVE	BULL MEADOW LLC		2 RACHEL ROAD	BOYLSTON	MA	01505	53605	382
031.0-0000-0243.0	19 APPALOOSA DRIVE	BULL MEADOW LLC		2 RACHEL ROAD	BOYLSTON	MA	01505	53605	382
031.0-0000-0244.0	17 APPALOOSA DRIVE	BULL MEADOW LLC		2 RACHEL ROAD	BOYLSTON	MA	01505	53605	382
032.0-0000-0001.0	83 ADAMS ROAD	CHARLES MONIQUE		37 CHESTNUT STREET	MILFORD	MA	01757	57540	268
032.0-0000-0004.0	97 ADAMS ROAD	EDGREN KIMBERELY	FORTIN KAREN	97 ADAMS RD	N GRAFTON	MA	01536	27598	219
032.0-0000-0005.0	113 ADAMS ROAD	LAFLAMME KATHLYN TRUSTEE	KATHLYN LAFLAMME REVOCABLE TRU	112 ADAMS ROAD	N GRAFTON	MA	01536	58895	282
032.0-0000-0005.A	CARRIAGE HOUSE LANE	BULL MEADOW LLC		2 RACHEL ROAD	BOYLSTON	MA	01505	35310	74
032.0-0000-0017.0	1 CARRIAGE HOUSE LANE	BULL MEADOW LLC		2 RACHEL ROAD	BOYLSTON	MA	01505	35310	74
032.0-0000-0018.0	3 CARRIAGE HOUSE LANE	BULL MEADOW LLC		2 RACHEL ROAD	BOYLSTON	MA	01505	35310	74
032.0-0000-0019.0	6 CARRIAGE HOUSE LANE	BULL MEADOW LLC		2 RACHEL ROAD	BOYLSTON	MA	01505	35310	74
032.0-0000-0020.0	4 CARRIAGE HOUSE LANE	BULL MEADOW LLC		2 RACHEL ROAD	BOYLSTON	MA	01505	35310	74
032.0-0000-0021.0	2 CARRIAGE HOUSE LANE	BULL MEADOW LLC		2 RACHEL ROAD	BOYLSTON	MA	01505	35310	74
032.0-0000-0023.0	5 REAR CARRIAGE HOUSE LANE	BULL MEADOW LLC		2 RACHEL ROAD	BOYLSTON	MA	01505	53605	382
032.0-0000-0024.0	11 REAR APPALOOSA DRIVE	BULL MEADOW LLC		2 RACHEL ROAD	BOYLSTON	MA	01505	35310	74
032.0-0000-0100.0	81 ADAMS ROAD	MASS TURNPIKE AUTHORITY	MASS HIGHWAY DEPT	2 RACHEL ROAD	BOYLSTON	MA	01505	35310	74
				128 NORTH STREET	BOSTON	MA	02109	0	0



EXHIBIT 1d.

COPY

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JAN - 9

**PLANNING BOARD
GRAFTON, MA**

December 31, 2019

Town of Grafton Planning Board
Mr. Joseph Laydon, Town Planner
30 Providence Road
Grafton, MA 01519

**RE: Modified Definitive Plan Request
Estates at Bull Meadow
Appaloosa Drive
Grafton, Massachusetts**

Dear Mr. Laydon,

On behalf of Bull Meadow, LLC., McCarty Engineering, Inc. (MEI) is submitting an application for a modification to a Definitive Subdivision for the Estates at Bull Meadow Subdivision located off of Appaloosa Drive and Bridle Ridge Drive in North Grafton, Massachusetts. The subdivision was approved by the Planning Board on 2/27/2017 and Conditions of Approval were issued on 3/28/2017. The applicant requested a modification of the approved plan to eliminate the proposed water main extension from Old Westboro Road to service the Bull Meadow Estates Subdivision in July 2018, and approval was granted by the Planning Board on 11/14/2018. The applicant is now requesting an additional modification of a definitive plan approval to extend the permit duration.

The applicant has entered into a purchase and sales agreement with a prospective buyer of the project to construct the approved Estates at Bull Meadow subdivision. As such, a file transfer and permit review process has been conducted between the two parties. Regarding permits, it was our understanding that the Definitive Subdivision Decision was valid for two years from the date of plan endorsement. As the previous Modification Request was approved and the modified plans endorsed on 11/14/2018, we assumed the Decision was valid until 11/14/2020. After consultation with your office and closer inspection of the language in the original and modified decision, it does not appear that the approved modified decision made provisions for any time extension. Therefore, in order for the purchase and sales to proceed and the proposed subdivision to be constructed, we request an additional extension for the start of construction from the issuance of this requested Modified Definitive Plan.

The supporting documents have been prepared in accordance with the Town of Grafton Zoning By-Law and the Town of Grafton Rules & Regulations Governing the Subdivision of Land.

This submittal includes the following documents:

- Cover Letter
- Modification Application
- Application and Legal Advertising Fees
- Certificates of Good Standing
- Certified List of Abutters with two sets of labels and stamped envelopes

We trust that our application package is complete; however, should additional copies of any of the documents be required please do not hesitate to ask.

We respectfully request that the Board vote to grant approval of the requested permit extension. Please feel free to contact our office with any questions.

Sincerely,



Brian Marchetti, P.E.
Vice President, Engineering

CC: Project File
Gordon Lewis – Bull Meadow, LLC.

P:\MEE\066-Lewis Definitive Planning 2019-12-30 Permit Extension Request\2019-12-31 Definitive Modification Request.docx